



Mark Gutierrez &lt;mark@giudicebuilds.com&gt;

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## 1170 Spotted Owl Way - Profile Pit Pricing

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CGS Office &lt;Office@coloradogeosolutions.com&gt;

Mon, Jun 1, 2026 at 12:32 PM

To: Mark Gutierrez &lt;mark@giudicebuilds.com&gt;

Hello Mark,

So your system was designed for 600 gpd. It is currently 4-bedrooms which should be designed for 525 gpd. For additional bedrooms they either count as 75 gpd or 150 gpd per bedroom. An accessory living quarters would fall under the 150 gpd for both of those 2 added bedrooms.

So theoretically, your system could support one more bedroom inside the main house assuming it does not qualify as a suite or accessory living. However, the accessory living quarters would add 300 gpd to the existing 525 gpd to equal 825 gpd, which is more than the current system can handle.

You have two options. They depend on how you plan to build the living quarters: are they a separate structure, addition, or inside the existing (i.e. convert the basement). If it is a separate structure you have both options, otherwise you pretty much have the first option.

First, tie the accessory structure to the existing system. You will need a second tank and an enlarged soil treatment area footprint (aka more chambers).

Second, put the accessory structure on it's own system. New tank and new soil treatment area.

Normally, I tell people it will be cheaper to put the new building on its own system. That's because generally you also have to bring the old system to current code if you modify it. However, your system mostly conforms with current code as far as sizing goes. For both system you likely need to add a 1,000 gallon septic tank. For both system you likely need similar number of additional chambers (slightly less if you expand the current system because it was already oversized). However, the con to expanding the current system is that it goes from conventional to engineered because it is considered "multi-family" if you have two residences attached to it. So that will cost more on design and permitting.

Your current reports/design are sufficient to evaluate the size of the existing system. However, in order to prepare a new or expanded design, depending on your chosen direction, requires a new profile pit evaluation. Just to confirm the soil used for sizing in where ever we want to do the addition or second field. As mentioned earlier the pit evaluation costs \$750, if you want our guy to dig the pits it is an extra \$500.

Sincerely,

Doug

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